



Columbus, Indiana - Downtown

Commons/Commons Mall Redevelopment
Columbus, Indiana

The new Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Columbus, Indiana – Washington Street

The new Commons

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The Commons – Cesar Pelli, 1973

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The new Commons – Koetter Kim / CSO, 2010

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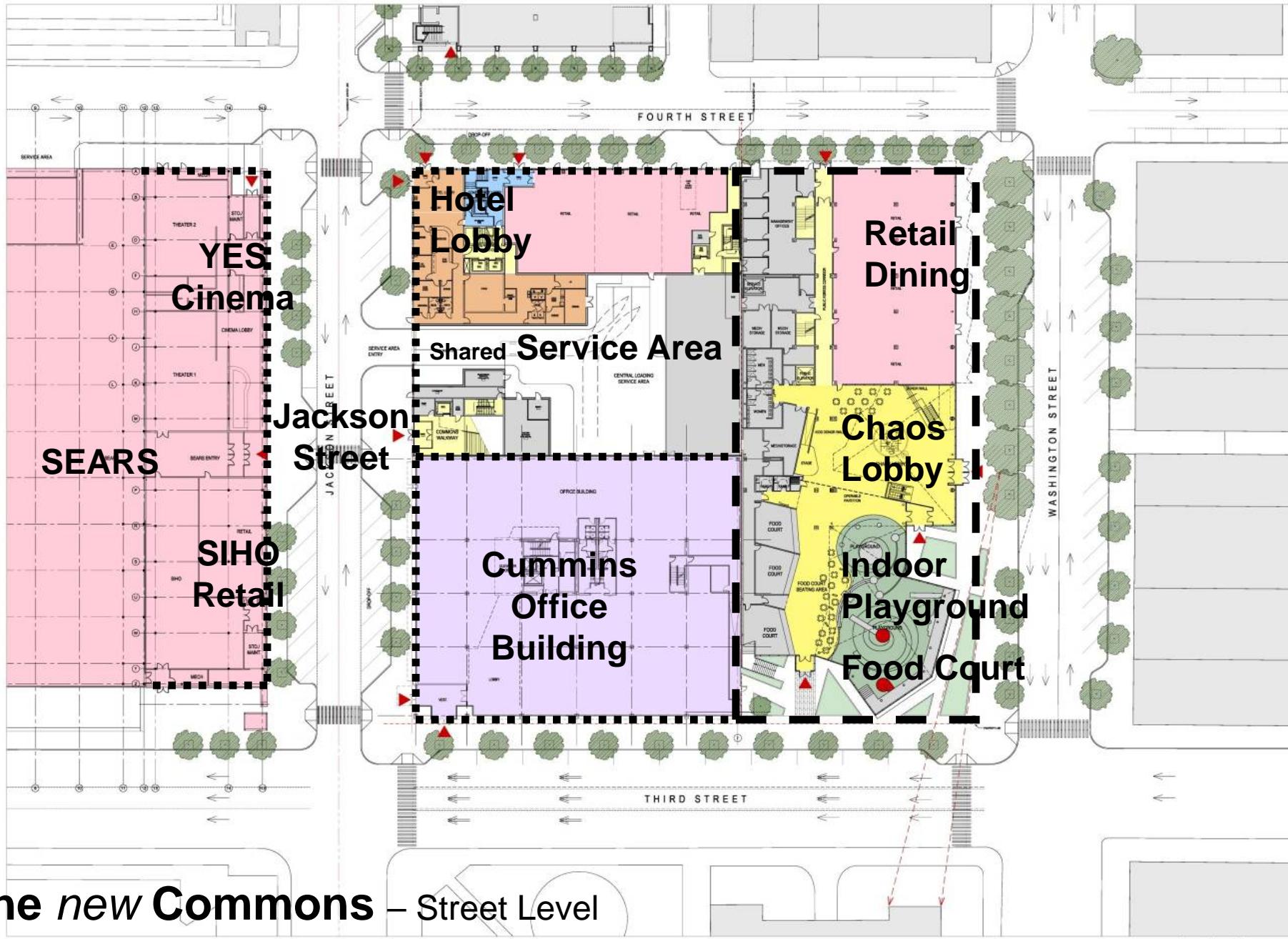


The Commons / Commons Mall Redevelopment Projects

Commons/Commons Mall Redevelopment
Columbus, Indiana

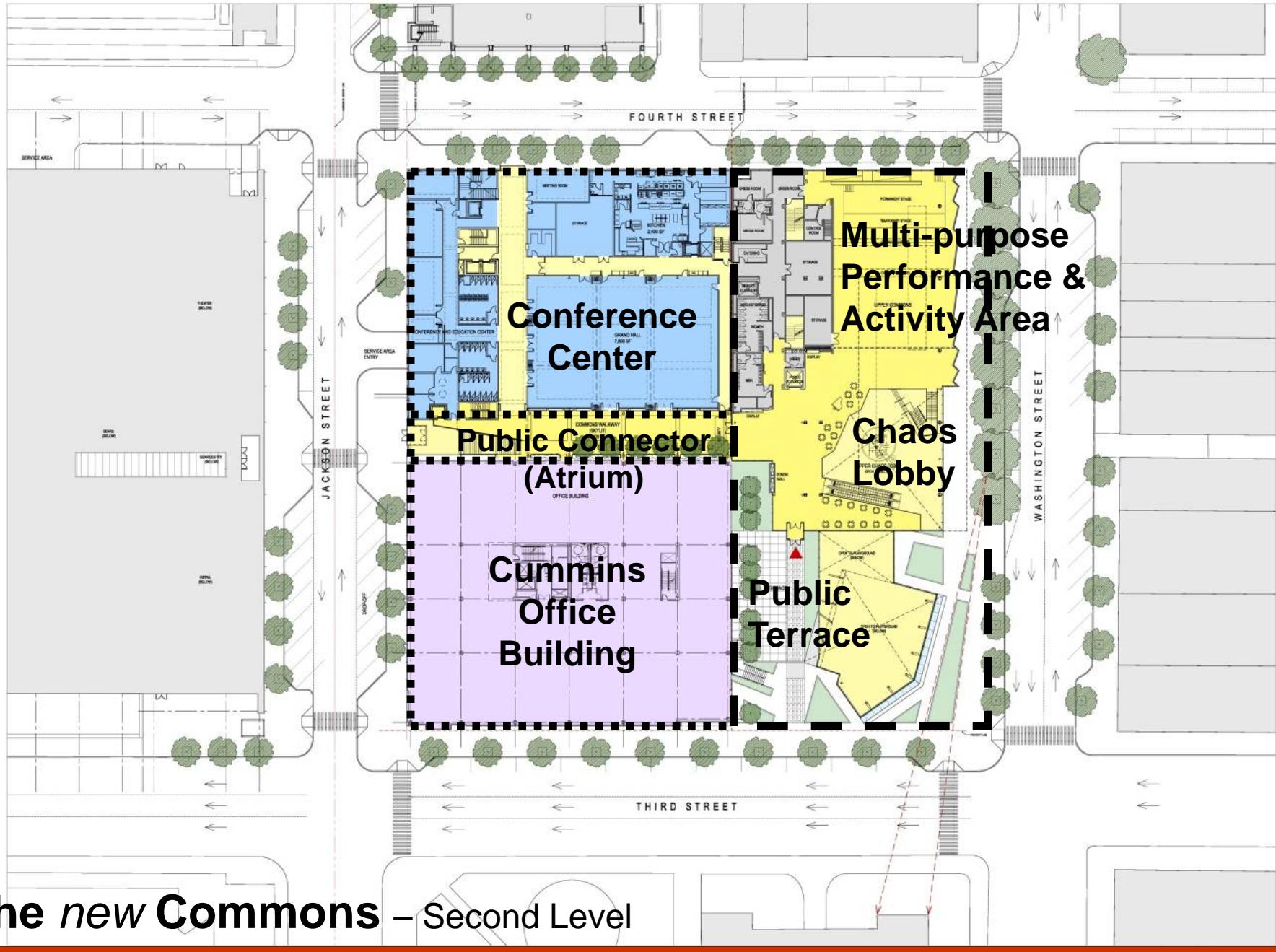
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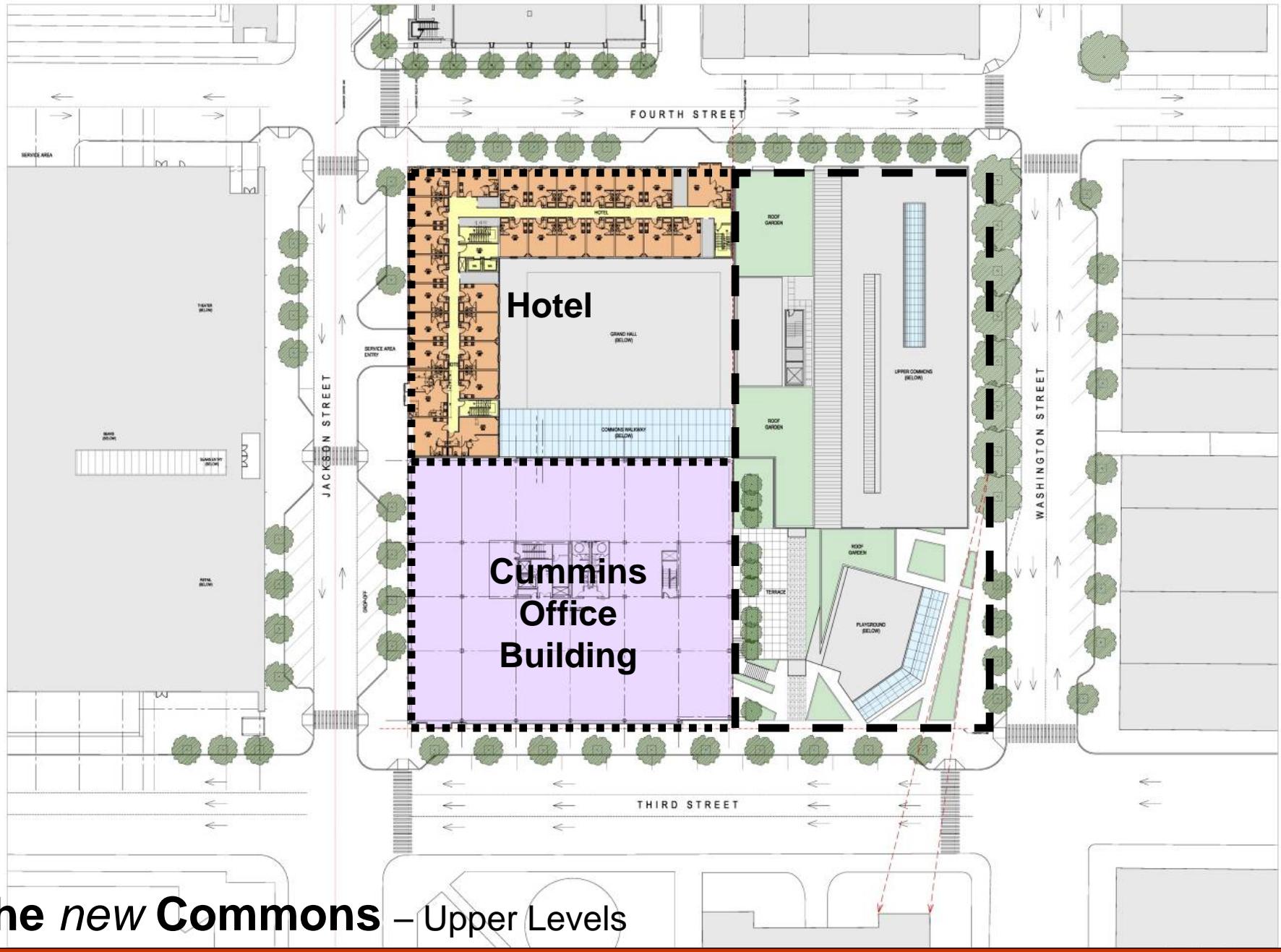
The new Commons – Street Level

The new Commons



The new Commons – Second Level

The new Commons



The new Commons



Cummins Office Building – 3rd and Jackson Street view

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Cummins Office Building – 3rd Street view

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Cummins Office Building – 3rd Street Entry Lobby

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- Construction started in May of 2008.
- Projected completion is in April of 2009.
- Home of 500 new Cummins employees.
- 12.5 million in private investment.



Cummins Office Building



Jackson Street Retail – YES Cinema

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Jackson Street Retail – SEARS entry

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Jackson Street Retail – SIHO, new retail

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- Candlewood Suites' high-quality accommodation caters to mid-market business and leisure travelers looking for a multiple night hotel stay.
86 room extended stay
- Retail along 4th Street
- \$16 million in private investment
- Construction start September of 2008
- No abatement



Candlewood Hotel

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Jackson Street elevation



4th Street elevation

Candlewood Hotel

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Candlewood Hotel – Conference Center – Public Connector

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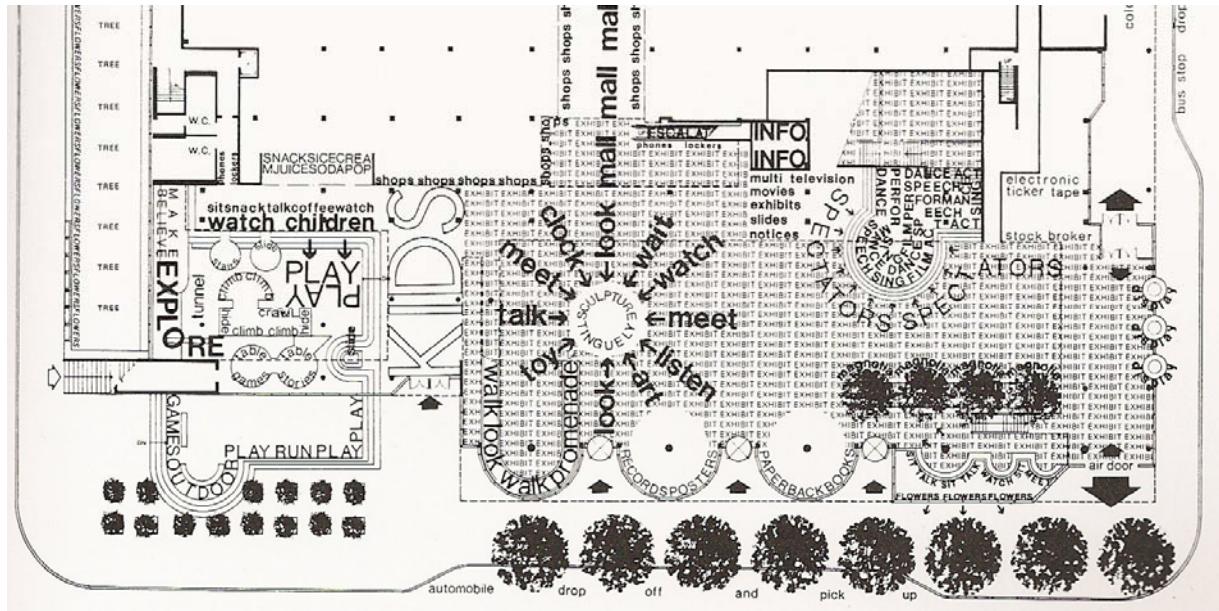
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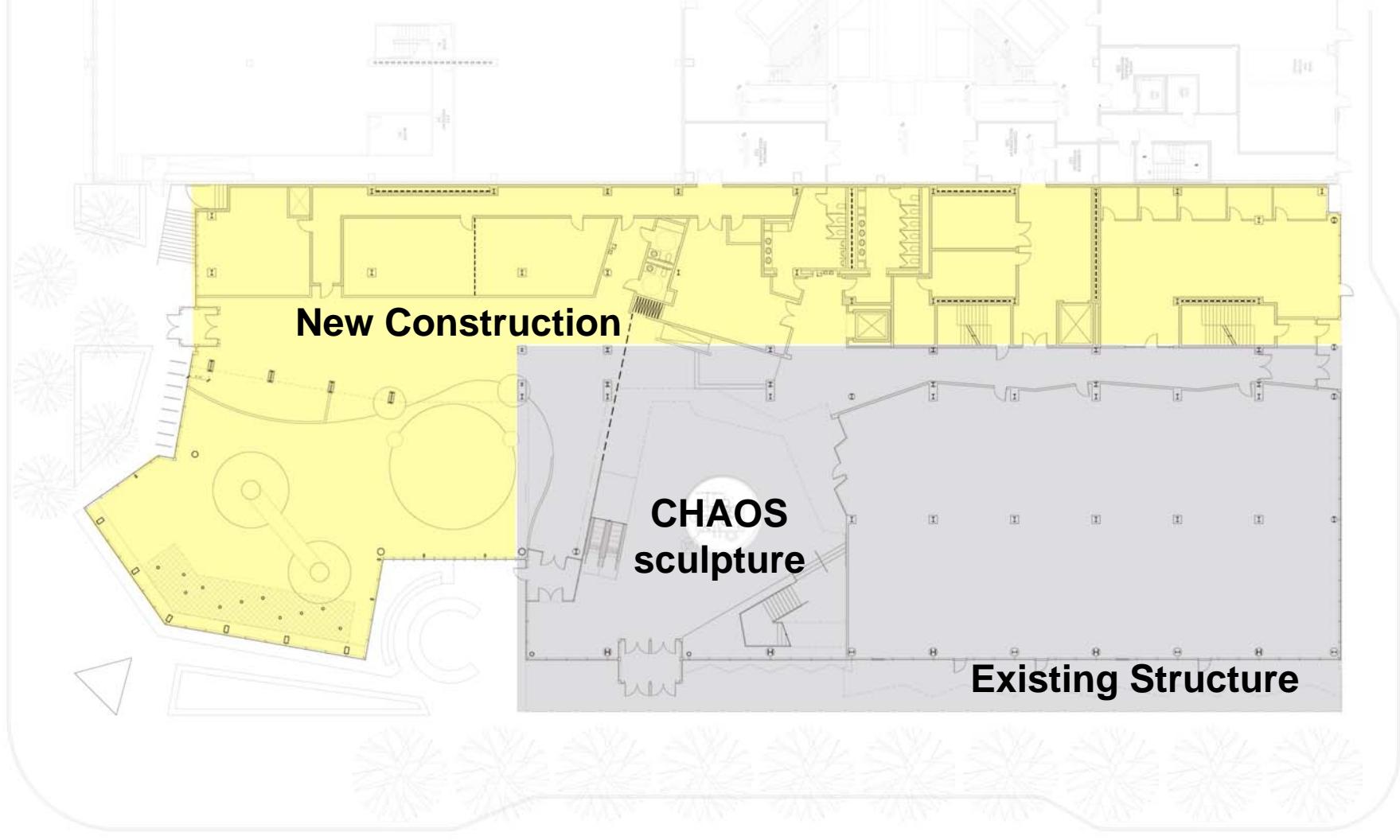
Public studies say:

- Maintain and improve Stage & Performance Areas
 - Maintain and improve Indoor Playground Area
 - Provide flexible Public Meeting & Activity Spaces
 - Maintain and expand Food Court and dining opportunities
 - Maintain CHAOS sculpture

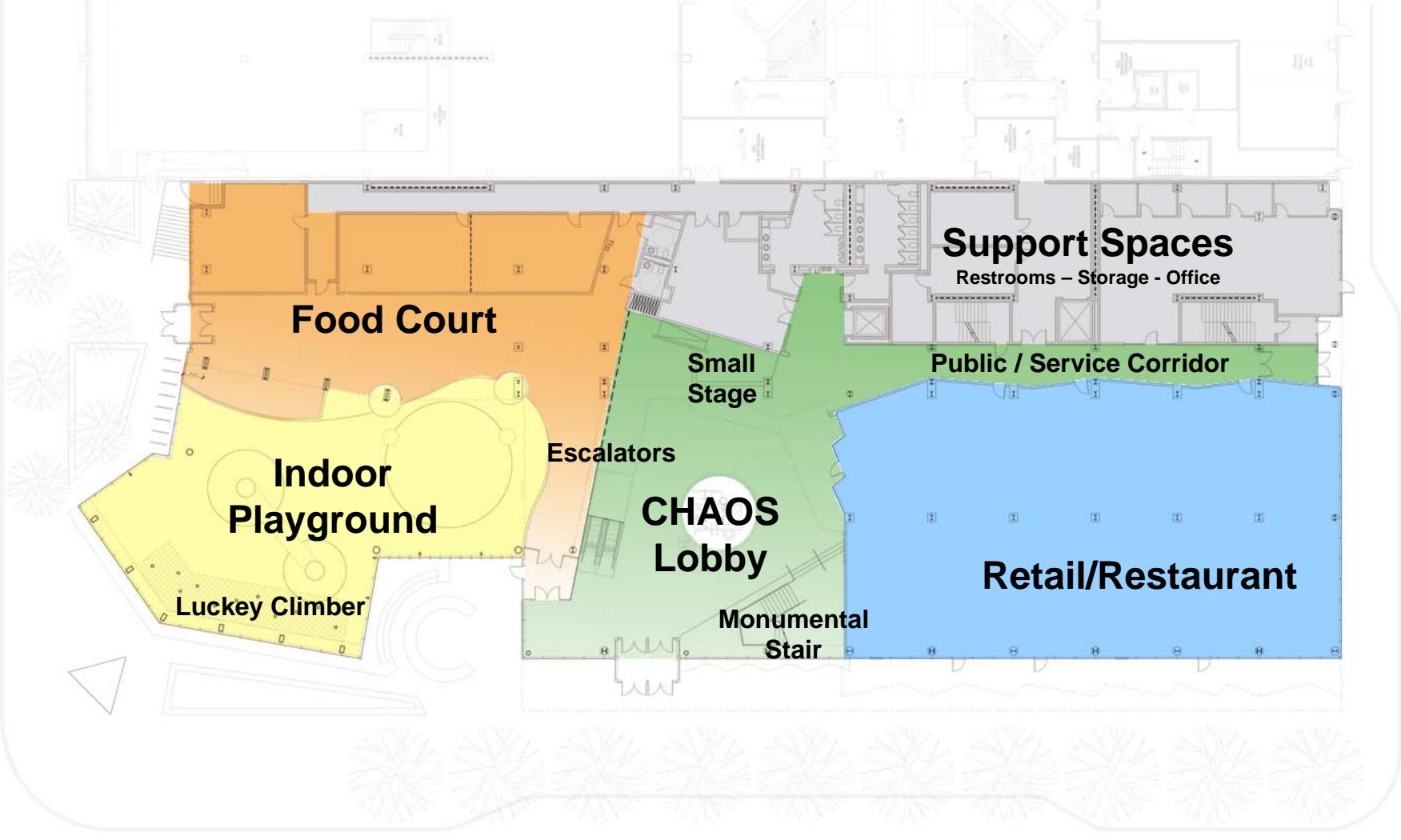




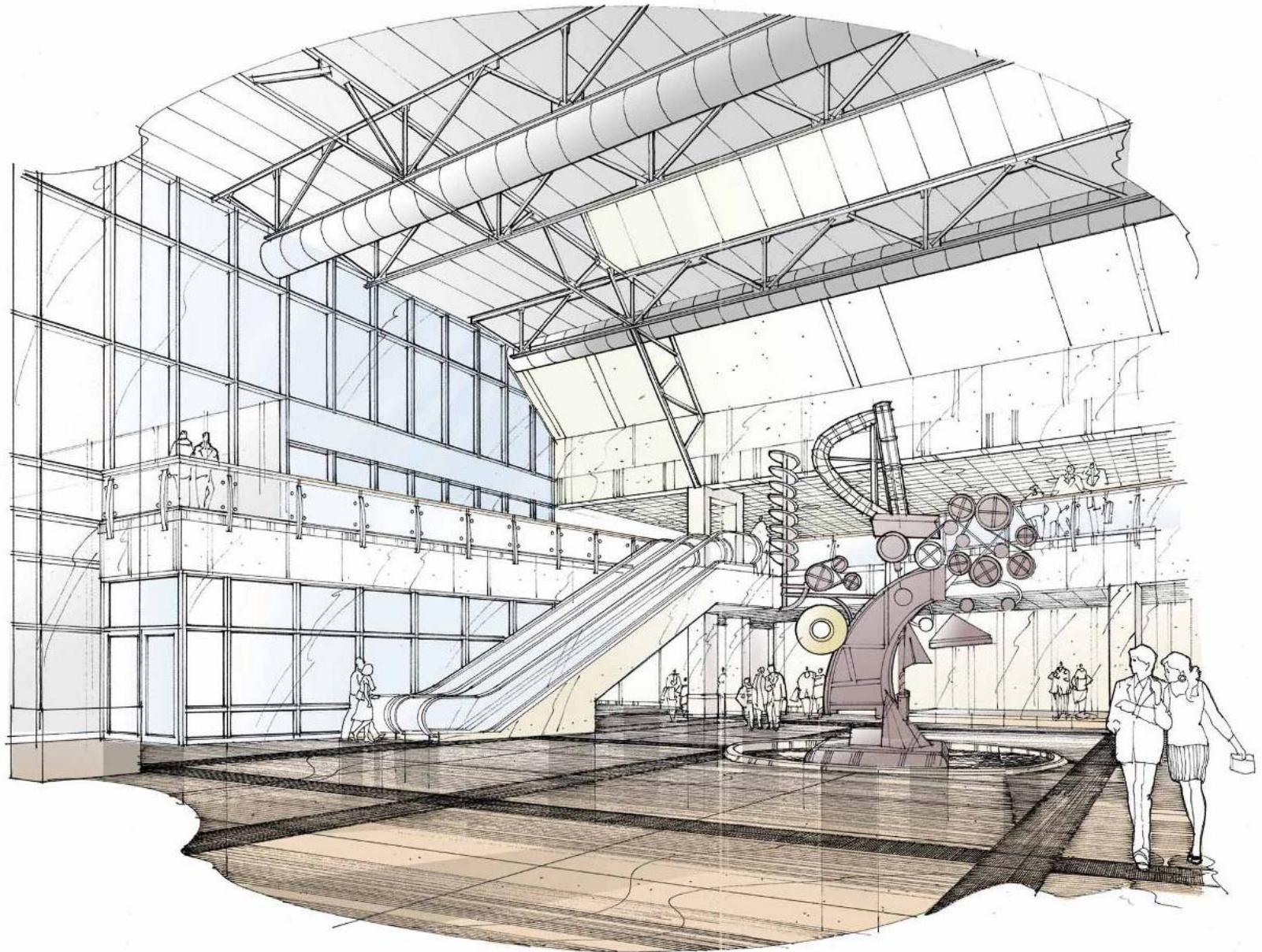
The new Commons – Maintained existing structure and CHAOS



The *new Commons* – Existing Structure & New Construction



The *new* Commons – Street Level Plan

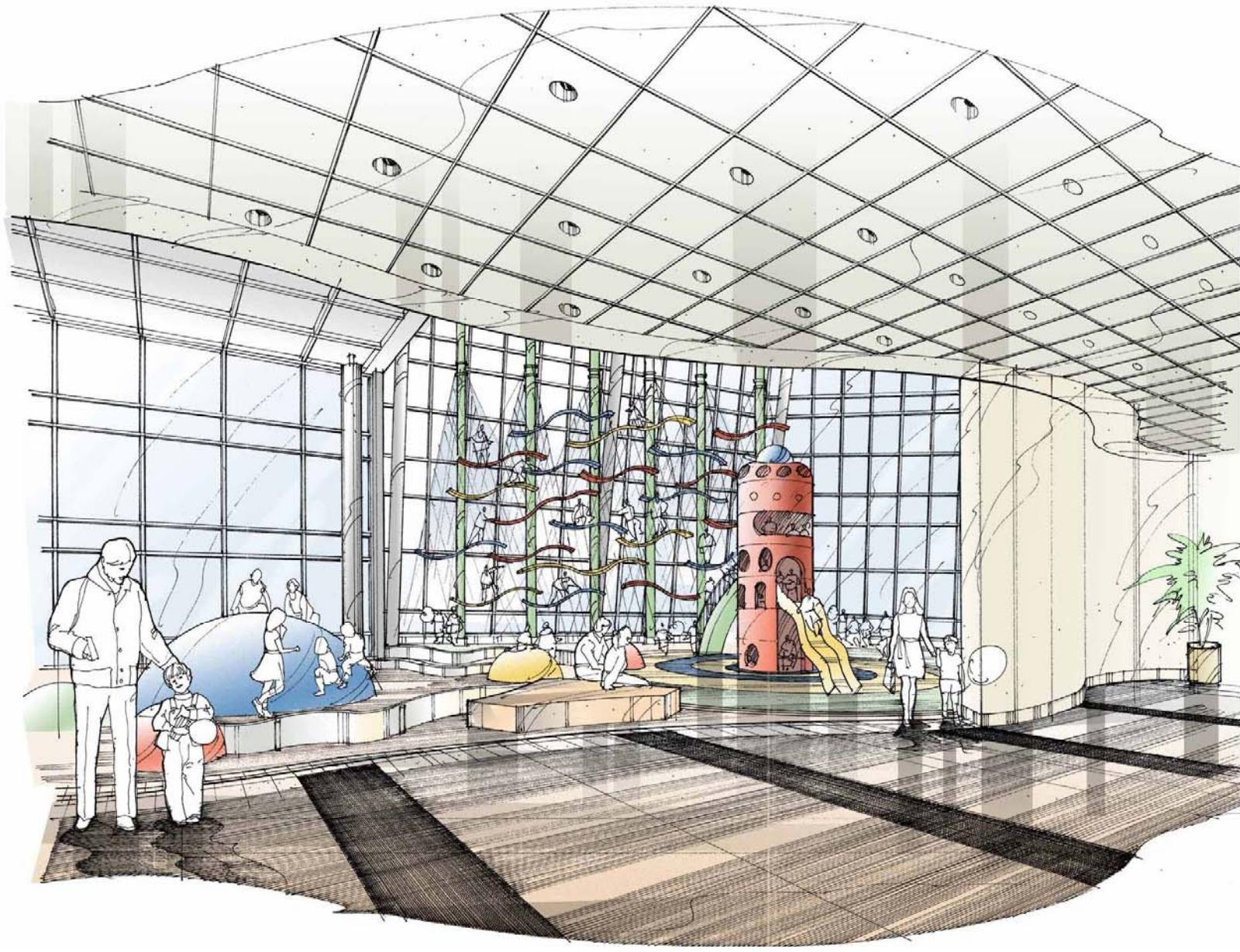


The new Commons – CHAOS Lobby

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The new Commons – Indoor Playground – Food Court

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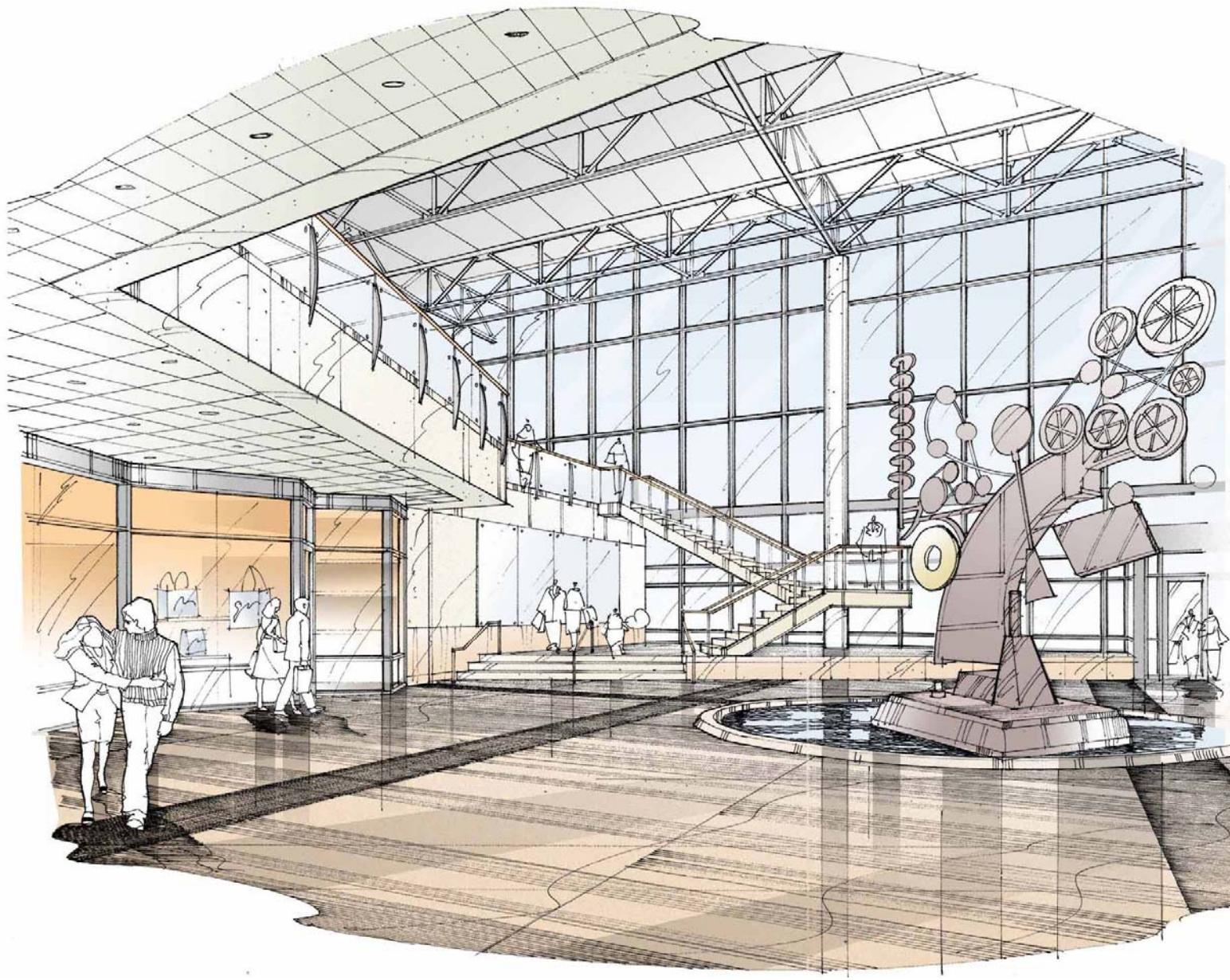


The new Commons – Luckey Climber

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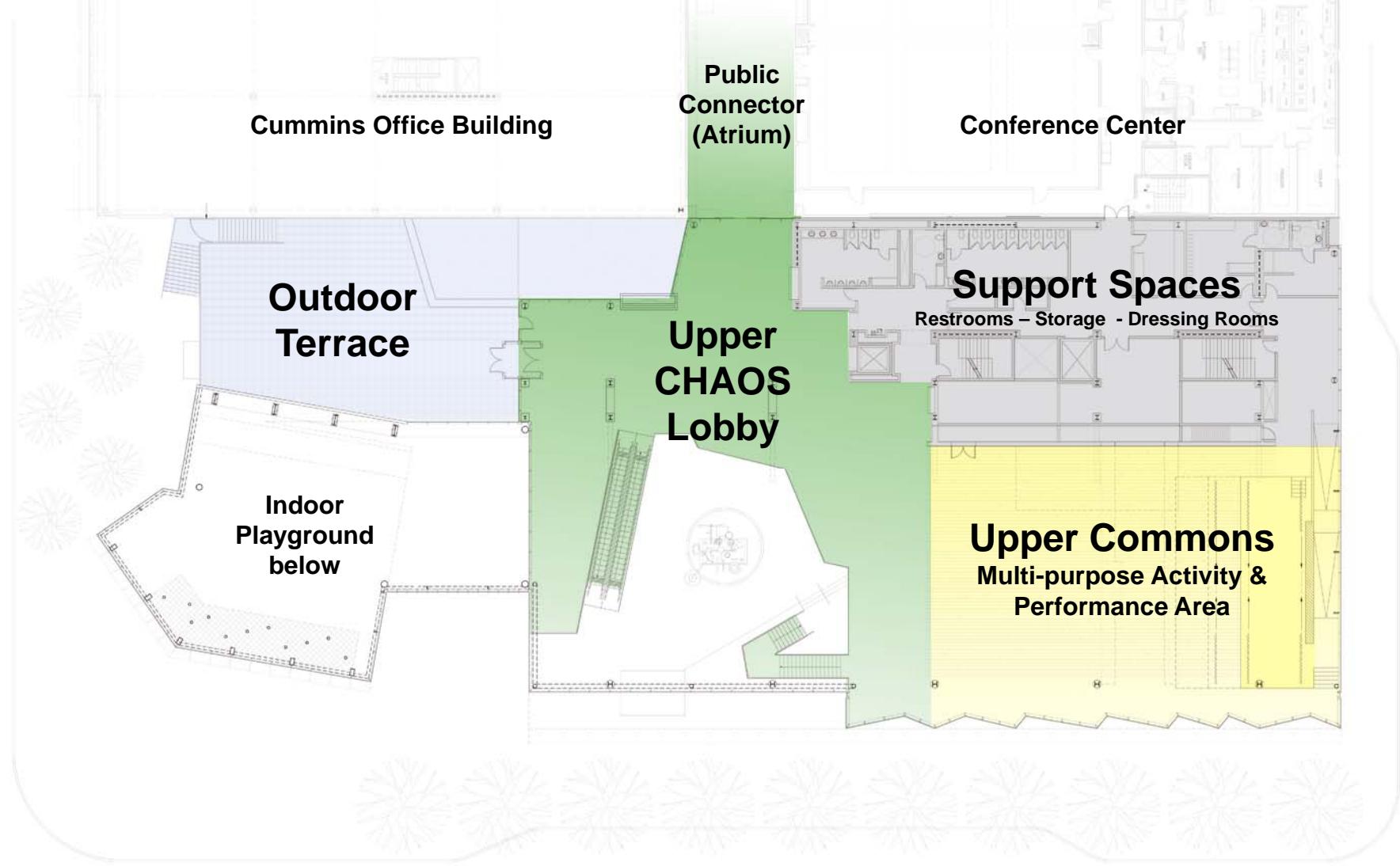


The new Commons – CHAOS Lobby

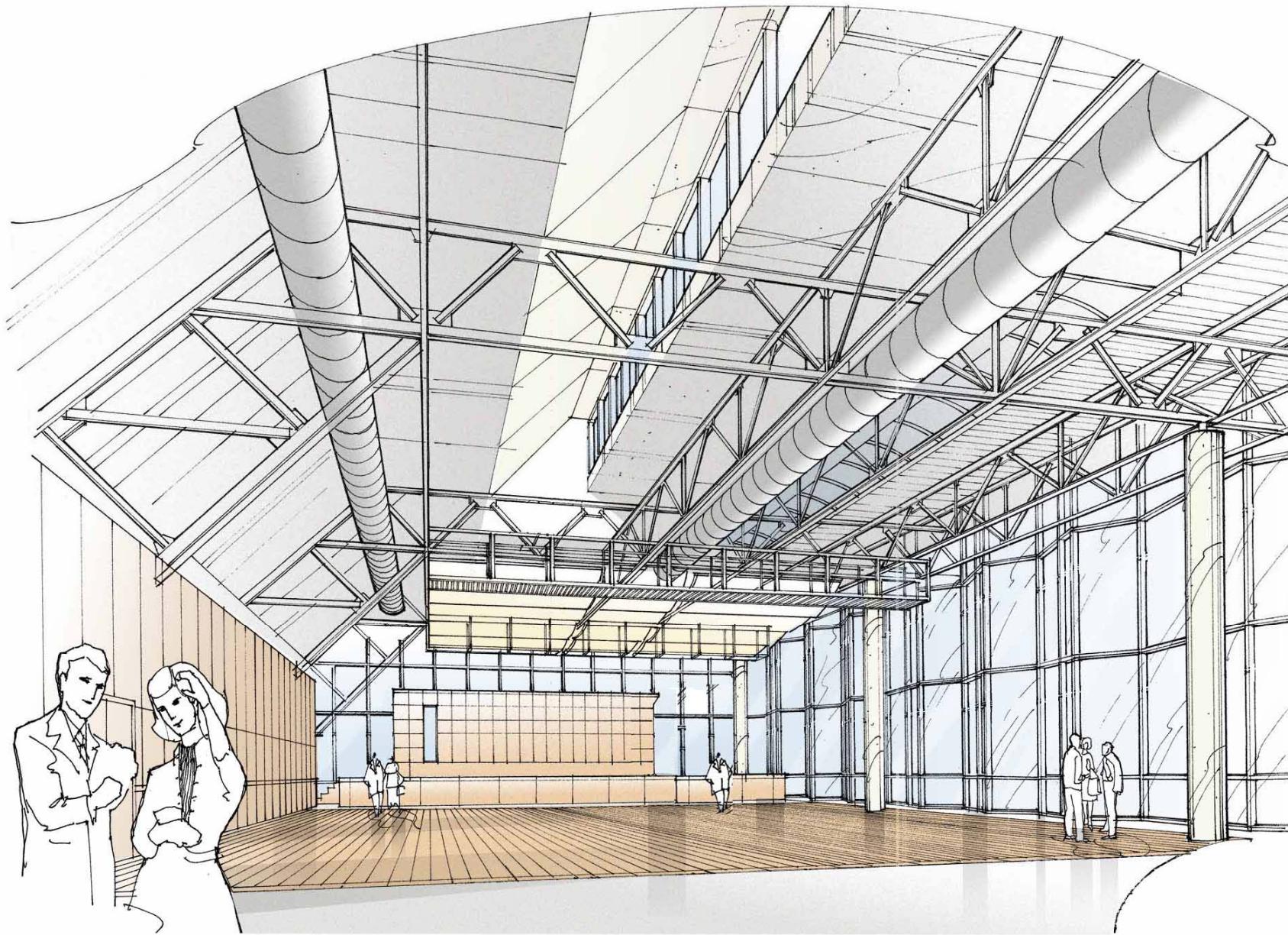
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The *new Commons* – Second Level Plan



The new Commons – Upper Commons Multi-purpose Activity & Performance

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LEEDTM
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

- LEED registered project
- Emphasis on energy-efficient mechanical and electrical systems, for low operating costs
- High-performance clear insulated low-e glazing
- Durable and low-maintenance materials
- Recycled, renewable and local building materials, low VOC
- Water management
- Reviewing geothermal mechanical system option, green roofs and photovoltaic panels
- Improved performance area acoustics, AV equipment, stage lighting and back-stage support areas

The new Commons – Sustainable Design & Improved Performance



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